

Proposed Development Activity 2012



Cape May County, New Jersey
Prepared by the Cape May County
Planning Department



2012

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Overview

The Cape May County Planning Board's Development Review Committee together with the County Engineer, reviews all site plans and subdivisions within Cape May County. Review is conducted in accordance with the New Jersey County Planning Enabling Act (N.J.S.A. 40:27-1 et seq.) and the adopted Cape May County Subdivision and Site Plan Resolution. At the beginning of every calendar year, the Planning Staff compiles data from the previous year's activities. The data is presented for review to the Planning Board early in the year and is followed by a more detailed Annual Report.

The following report presents an overview of development proposals requiring County review. This data should not be viewed as a comprehensive measurement of the actual activity taking place throughout the County. The statistics in this report describe only proposals for development and do not describe the development that actually takes place within the current time frame. Additionally, certain types of development such as individual family dwelling units do not require County review and are therefore not included within the statistics presented. Information on building permits can be found at http://lwd.dol.state.nj.us/labor/lpa/industry/bp/bp_index.html

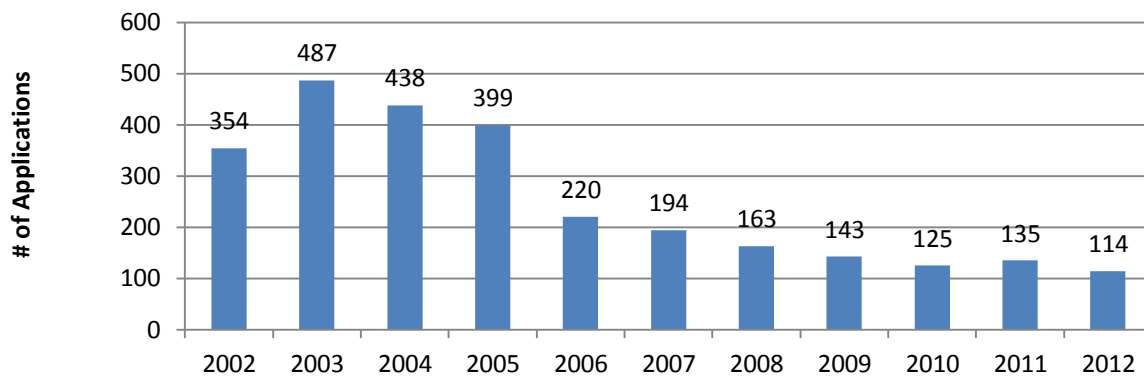
The purpose of this report is to provide a "barometer" of proposed development activity. Any trends displayed should be used with caution in forecasting future development.

2012 Proposed Development Activity

A total of 114 development applications were submitted to the Cape May County Planning Department in 2012, a decrease over the number of applications (135) submitted in 2011. Of the total number of applications this year, 34 were minor subdivisions, 6 were major subdivisions and 74 were site plans.

Figure 1 illustrates the trend in development activity for the eleven year period from 2002 through 2012. Development activity during this period peaked in 2003 at 487 applications and had its lowest (114) submissions in 2012.

Figure 1



Residential Developmental Activity

A total of 603 new dwellings could result from development applications (total lots created by subdivisions and total residential site plans) submitted to the County Planning Department in 2012. This represents a significant increase over the 2011 results of 171.

Submissions

A total of 40 major and minor subdivision applications were submitted in 2012 proposing 72 lots. The following illustration shows the number of subdivision applications submitted and number of new lots created for 2010, 2011 and 2012.

Subdivision Applications 2010 - 2012						
	Number of Applications			Number of Lots		
	2010	2011	2012	2010	2011	2012
Minor	53	48	34	36	39	21
Major	3	5	6	49	36	51
Total	56	53	40	85	75	72

The municipality with the highest proposed subdivided lots in Cape May County was Lower Township with 33. Figure 2 represents the municipalities in Cape May County with the number of new lots proposed in 2012.

Figure 2

Municipality	# of Proposed Lots
Avalon	0
Cape May	4
Cape May Point	3
Dennis Township	2
Lower Township	33
Middle Township	2
North Wildwood	8
Ocean City	3
Sea Isle City	0
Stone Harbor	0
Upper Township	4
West Cape May	8
West Wildwood	0
Wildwood Crest	1
Wildwood	2
Woodbine	2
Total	72

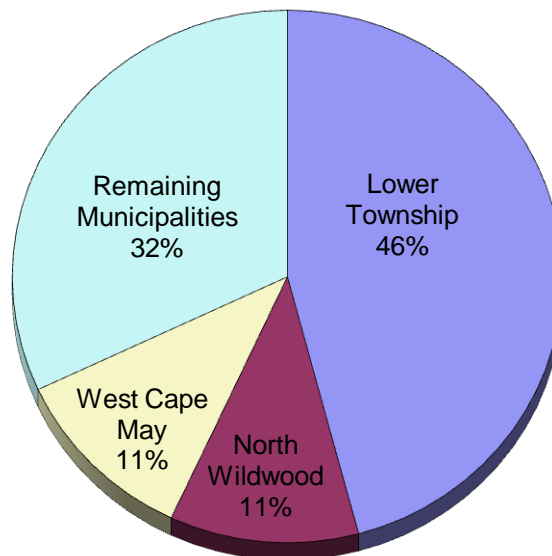


Figure 3 shows the municipalities total number of lots (major and minor subdivisions) proposed during the period of 2002 to 2012. A total of 2,819 lots were proposed by subdivision applications submitted to the County Planning Department during this period.

Figure 3

Municipality	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total	%
Avalon	0	2	0	0	0	1	4	0	0	0	0	7	0.25%
Cape May	1	10	0	16	0	0	2	1	1	2	4	37	1.31%
Cape May Point	0	1	0	0	0	0	0	1	0	1	3	6	0.21%
Dennis Township	16	33	3	10	21	25	47	8	1	2	2	168	5.96%
Lower Township	56	17	57	18	72	82	134	22	9	5	33	505	17.91%
Middle Township	321	117	366	226	97	169	53	11	59	40	2	1461	51.83%
North Wildwood	2	4	2	0	0	1	0	1	0	1	8	19	0.67%
Ocean City	22	24	26	19	9	5	0	17	12	14	3	151	5.36%
Sea Isle City	10	7	2	0	2	0	1	0	0	0	0	22	0.78%
Stone Harbor	1	0	0	0	0	1	0	0	0	0	0	2	0.07%
Upper Township	14	75	42	40	76	37	9	1	1	4	4	303	10.75%
West Cape May	0	2	22	6	7	0	1	2	1	2	8	51	1.81%
West Wildwood	3	3	1	7	2	2	0	0	0	4	0	22	0.78%
Wildwood	26	0	0	1	0	6	0	0	1	0	1	35	1.24%
Wildwood Crest	3	0	0	0	0	0	0	1	0	0	2	6	0.21%
Woodbine	5	7	1	4	2	0	0	3	0	0	2	24	0.85%
total	480	302	522	347	288	329	251	68	85	75	72	2819	100.00%

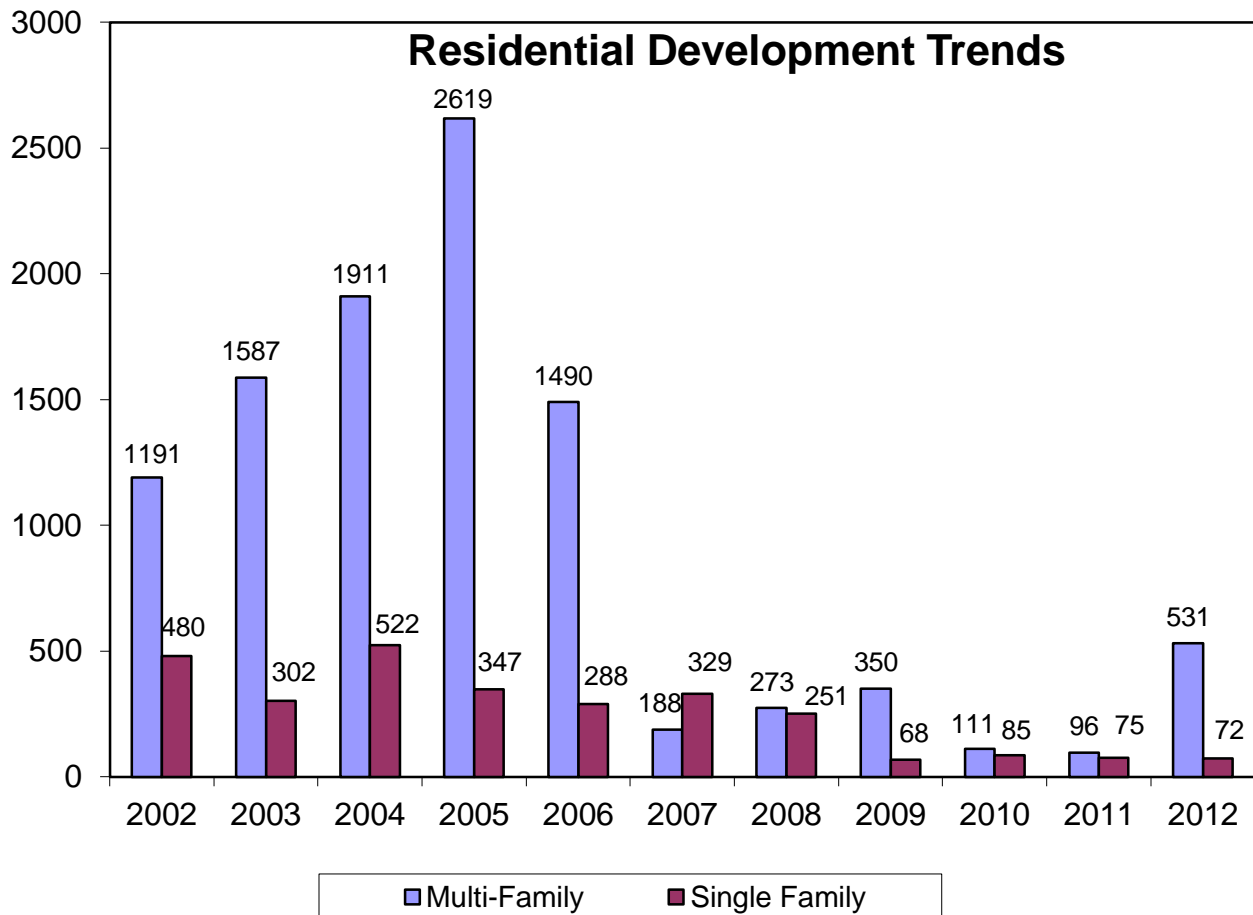
Site Plans

In 2012, a total of 531 new multi-family dwellings (units) were proposed, a significant increase over the number proposed in 2011(96).

Residential Development Trend

Figure 4 below illustrates the highs and lows of residential development between 2002 and 2012. The greatest number of single family dwellings was proposed in 2004 (522) and the greatest number of multi-family dwellings was in 2005 (2,619). The lowest number of single family dwellings was proposed in 2009 (68), and the lowest number of multi-family dwellings was proposed in 2011 (96).

Figure 4



Significant Residential Development Projects

The following chart identifies the residential projects submitted in 2012 that would result in the creation of 10+ dwelling units or new lots created.

Significant Residential Projects* 2012			
Project Name	Location	Dwelling Type	# of Units/Lots
Grant Wildwoodian	WD	MF	138
Gonifer Village – Rio Grande	MT	MT	112
Osprey Village Mobile Home Development	UT	SF	110
Conifer Village – Cape May Court House	MT	MF	48
Thorobred Estates	MT	MF	45
Hawaiian Beach Resort	Nw	Mf	22
Hansen	LT	SF	21
Thomas Di Donato	CM	MF	20
Cape Realty Advisors, LLC	LT	SF	10

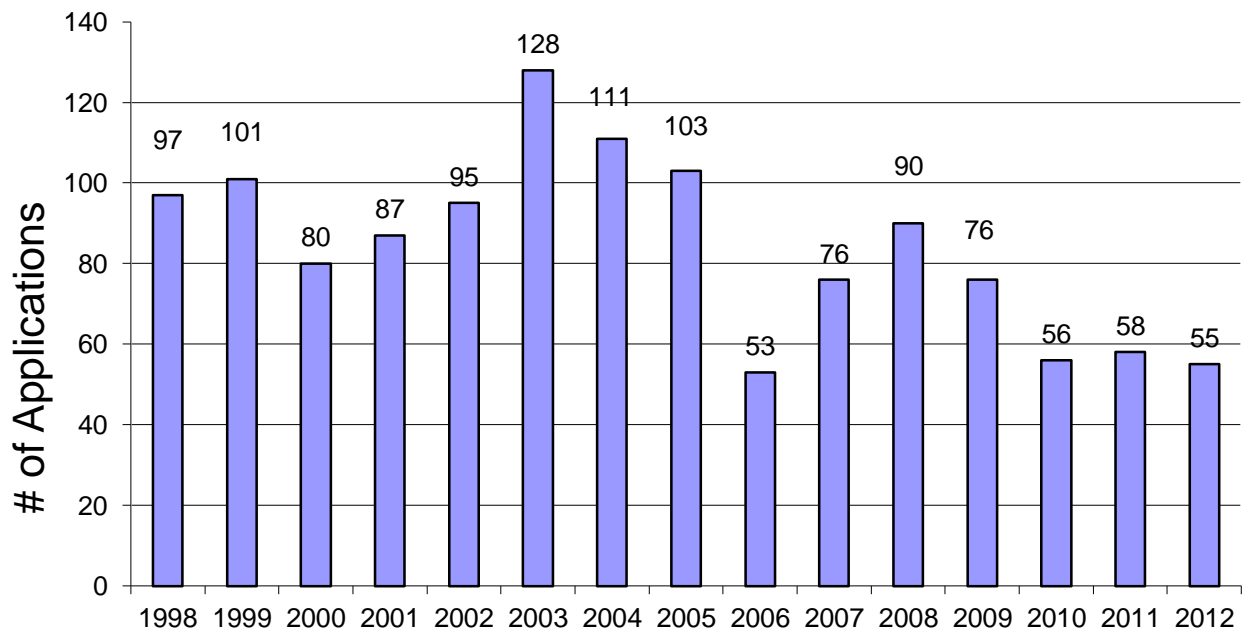
* 10 Units/Lots or more H/M - Hotel/Motel MF - Multi-Family SF – Single Family

Non-Residential Development Activity

A total of 55 site plans were submitted in 2012 for commercial, office, warehouse, industrial, institutional and other projects. The last category includes public, quasi-public, and multi-use projects. Figure 5 shows that 2006 had fewest number of non-residential site plans (53) in an 11 year period.

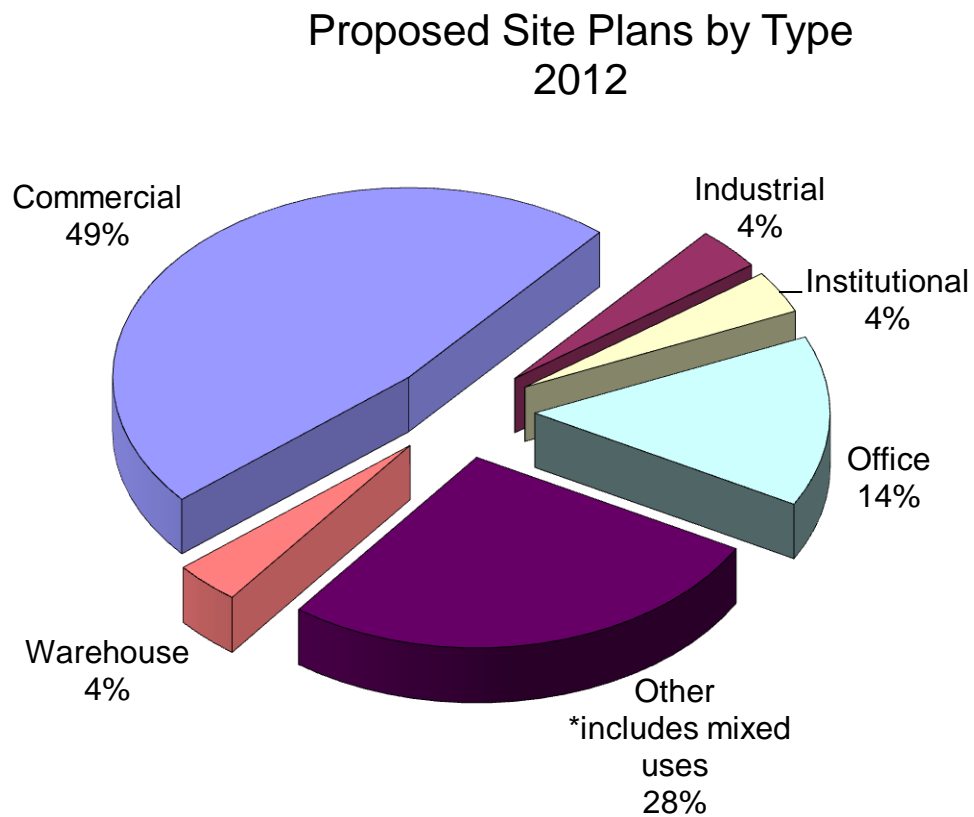
Figure 5

Proposed Non-Residential Site Plan Applications



Of the 55 non-residential site plan applications received in 2012, 26 involved commercial uses, 6 involved office use, 2 involved industrial, 2 involved institutional, 2 involved warehouses and 15 involved other uses. Figure 6 shows the distribution by land use type of the non-residential site plans submitted in 2012.

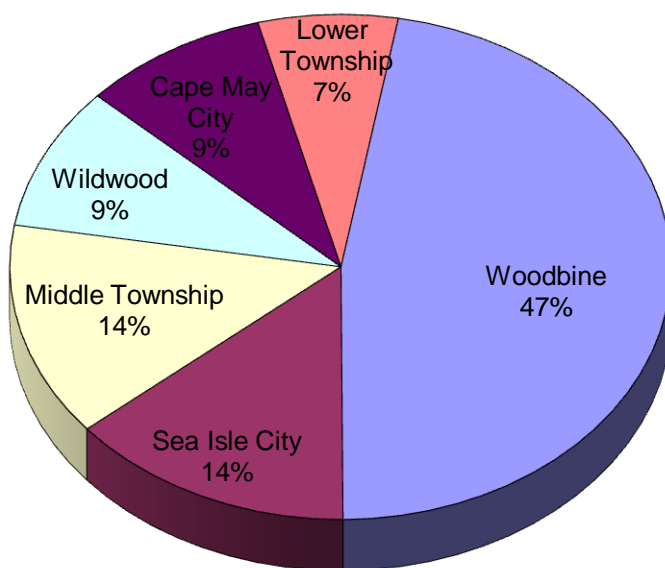
Figure 6



Commercial

A total of 66,095 square feet of commercial space was proposed by site plans submitted in 2012, an increase from the total of 60,276 square feet proposed in 2011. The Borough of Woodbine led the county with a total of 30,943 square feet. See Table 5 for exact square footage per municipality over a 10 year period.

Figure 7

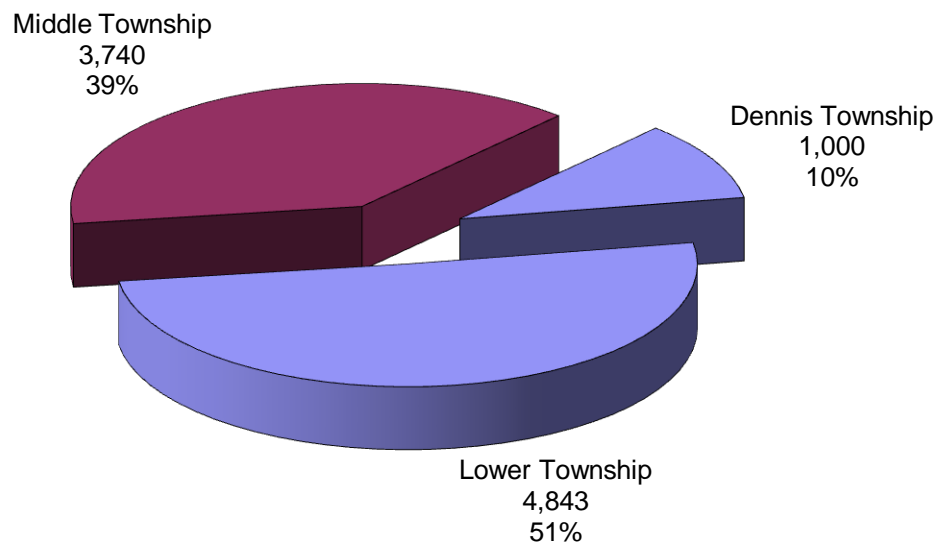


Office

A total of 9,583 square feet of office space was proposed in 2012, representing a decrease from the total of 14,401 square feet proposed in 2011.

Figure 8 shows the distribution of proposed office space in Cape May County in 2012. Lower Township led the county with 4,843 square feet, 51% percent of the total office space proposed. See Table 6 in the Appendix for more details.

Figure 8
Proposed Office Space
2012



Industrial, Institutional, Warehouse and Other Uses

A total of 104,868 square feet of space for these uses was submitted in 2012. “Other” uses category included projects such as schools, marinas and churches.

Significant Non-Residential Projects

Figure 9 identifies the development projects submitted in 2012 that would result in the creation of 5,000 square feet or more of non-residential building or developed space.

Figure 9

Significant Non-Residential Projects* 2012			
Project Name	Location	Type	Square Feet
Monterey Motel, Inc.	MT	WH	60,000
GNG Land Co. Auto Dealership	WB	C	30,943
South Seaville United Methodist Church	DT	Ins	10,990
Dollar General – Swainton	MT	C	9,026
Dollar General – Burleigh	MT	C	9,026
Atlantic City Electric Co.	MT	WH	8,736
Cape Christian Academy	MT	Ins	8,312
John & Suzanne Herr – Solar Field	MT	I	5,026

*5000 square feet or more

C = Commercial
Ins = Institutional

O = Office
I = Industrial

WH = Warehouse

Summary

The number of development projects in Cape May County continued to slow in 2012, particularly site plan applications dealing with non-residential development. Changes in COAH regulations in 2012 helped in the significant increase of multi-family dwellings proposed (531) which were the highest since 2006.

2012 will clearly go down as a record year for favorable housing affordability conditions and a great year for buyers who could get a mortgage. Rising home prices and a gradual uptrend in mortgage interest rates may offset improvements in family income, but, 2013 is likely to see a positive atmosphere of household buying power as housing prices adjust to baby boomer demand.

Hurricane Sandy could affect economic conditions in the short term. However, strengthening business conditions, a strong business climate and more solid economic fundamentals and the possibility of modest improvement in the private sector job levels and a brightening economic picture will continue in 2013 and help the state recover from the storm.

The most troublesome problems in doing business in New Jersey were number one, health insurance, followed by property taxes and the overall cost of doing business in New Jersey.

The job market and unemployment rate need to improve before the housing industry can fully recover. New Jersey's economic forecasters indicate that the outlook for 2013 indicates that as the construction industry grows stronger the economy will follow. It is unlikely that demand for new office buildings, warehouses and stores will increase substantially, however, until businesses fill up space that became vacant during the recent recession. It will be probably be several years before investors become willing to construct large amounts of new office, retail or warehouse space on a speculative basis. Recent indicators appear to point to the.

This report presented data on the development proposals reviewed by the Cape May County Planning Department. Certain types of development, such as individual family dwelling units do not require County review and are not included in this report. Therefore, this data should not be reviewed as a comprehensive measurement of the development activity taking place throughout the County.

We hope you find this data to be informative. All applications are part of the public record (particularly those on a County road), and may be reviewed at the Cape May County Planning Department office. Please contact us at 465-1080 for details.

Appendices

Table 1

Characteristics of Proposed Subdivisions			
Year	Number of Applications	Number of Lots	Lineal Feet of New Streets
1990	23	333	23,415
1991	12	392	42,330
1992	8	147	11,507
1993	9	97	7,271
1994	8	107	3,797
1995	11	99	5,256
1996	12	140	6,200
1997	9	68	2,500
1998	11	206	12,640
1999	11	170	6,642
2000	17	281	12,950
2001	17	268	8,060
2002	23	398	37,939
2003	18	188	19,577
2004	23	448	39,056
2005	29	283	17,968
2006	17	235	16,476
2007	24	291	19,577
2008	18	218	34,524
2009	52	68	0
2010	56	85	2,780
2011	53	75	1,440
2012	40	72	3960
Total	501	4,669	335,865

Table 2
Total Proposed Subdivision Lots by Municipality

Municipality	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total #	% of Total
Avalon	0	2	0	2	0	1	4	0	0	0	0	9	0.34%
Cape May	1	10	0	8	0	0	2	1	1	2	4	29	1.10%
Cape May Point	0	1	0	1	0	0	0	1	0	1	3	7	0.26%
Dennis Township	16	33	3	7	21	25	47	8	1	2	2	165	6.24%
Lower Township	56	17	57	23	72	82	134	22	9	5	33	510	19.27%
Middle Township	321	117	366	58	97	169	53	11	59	40	2	1293	48.87%
North Wildwood	2	4	2	7	0	1	0	1	0	1	8	26	0.98%
Ocean City	22	24	26	23	9	5	0	17	12	14	3	155	5.86%
Sea Isle City	10	7	2	5	2	0	1	0	0	0	0	27	1.02%
Stone Harbor	1	0	0	0	0	1	0	0	0	0	0	2	0.08%
Upper Township	14	75	42	8	76	37	9	1	1	4	4	271	10.24%
West Cape May	0	2	22	7	7	0	1	2	1	2	8	52	1.97%
West Wildwood	3	3	1	7	2	2	0	0	0	4	0	22	0.83%
Wildwood	26	0	0	5	0	0	0	0	0	0	1	32	1.21%
Wildwood Crest	3	0	0	12	0	6	0	1	1	0	2	25	0.94%
Woodbine	5	7	1	1	2	0	0	3	0	0	2	21	0.79%
Total	480	302	522	174	288	329	251	68	85	75	72	2,646	100.00%

Table 3
Site Plan Applications Containing Parking Spaces

Municipality	2010		2011		2012	
	Total Number of Applications	Total # of new parking spaces	Total Number of Applications	Total # of new parking spaces	Total Number of Applications	Total # of new parking spaces
Avalon	0	0	4	1	0	0
Cape May	2	84	7	11	3	52
Cape May Point	0	0	0	0	0	0
Dennis Township	2	28	3	8	3	57
Lower Township	5	57	12	11	5	93
Middle Township	8	244	14	126	7	561
North Wildwood	1	24	11	73	6	76
Ocean City	2	36	6	0	0	0
Sea Isle City	7	210	7	53	1	5
Stone Harbor	0	0	4	0	0	0
Upper Township	3	123	4	2	2	308
West Cape May	0	0	0	0	0	0
West Wildwood	0	0	0	0	0	0
Wildwood	4	49	6	58	5	218
Wildwood Crest	1	7	3	0	0	0
Woodbine	0	0	1	4	1	95
Total	35	862	82	347	33	1,465

Table 4

Proposed Commercial, Office and Other Square Footage									
	Commercial			Office			Other*		
Municipality	2010	2011	2012	2010	2011	2012	2010	2011	2012
Avalon	732	0	0	0	0	0	0	2,228	0
Cape May	1,920	993	5,988	0	0	0	15,622	0	0
Cape May Point	0	0	0	0	0	0	0	2,265	0
Dennis Township	0	3,360	0	5,040	1,500	1,000	144	30,786	19,190
Lower Township	5,937	619	4,480	38,057	0	4,843	188,432	560	0
Middle Township	8,016	12,140	9,026	0	10,319	3,740	90,322	0	83,838
North Wildwood	1,686	5,320	0	0	2,582	0	0	0	0
Ocean City	9,829	339	0	0	0	0	0	0	40
Sea Isle City	29,365	35,309	9,196	0	0	0	15,300	0	0
Stone Harbor	0	0	0	0	0	0	0	6,197	0
Upper Township	17,725	390	0	0	0	0	6,500	1,862	0
West Cape May	0	0	432	0	0	0	0	0	0
West Wildwood	0	0	0	0	0	0	0	0	0
Wildwood	1,150	1,806	6,030	0	0	0	0	14,035	1,800
Wildwood Crest	1,000	0	0	0	0	0	0	1,500	0
Woodbine	0	0	30,943	0	0	0	93,983	1,728	0
Total	77,360	60,276	66,095	43,097	14,401	9,583	410,303	61,161	104,868

Table 5

Proposed Commercial Space Square Footage 2000-2012

Municipality	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total #	% of Total
Avalon	0	19,408	7,920	42,714	30,883	5,369	2,899	11,200	0	1130	732	0	0	122,255	4.60%
Cape May	0	9,544	769	0	616	2,312	3,484	0	500	1765	1920	993	5988	27,891	1.05%
Cape May Point	0	0	0	0	0	0	0	0	127	0	0	0	0	127	0.00%
Dennis Township	9,827	32,320	59,331	18,814	32,369	22,098	12,811	53,750	14,228	20,202	0	3,360	0	279,110	10.49%
Lower Township	7,652	16,166	18,915	28,567	17,208	18,256	1,320	9,000	7,166	0	5,937	619	4,480	135,286	5.08%
Middle Township	31,030	15,607	26,178	401,382	236,502	52,037	80,069	30,525	19,255	13,011	8,016	12,140	9,026	934,778	35.13%
North Wildwood	13,433	5,550	5,664	6,337	34,253	17,023	37,088	3,132	6,876	0	1,686	5,320	0	136,362	5.13%
Ocean City	32,127	8,926	35,112	36,669	14,467	27,624	28,853	3,278	1,675	1,660	9,829	339	0	200,559	7.54%
Sea Isle City	1,125	0	230	144	3,682	5,270	0	1,742	16,716	22,750	29,365	35,309	9,196	125,529	4.72%
Stone Harbor	0	10,885	0	5,353	14,605	1,041	767	0	21,006	0	0	0	0	53,657	2.02%
Upper Township	27,164	50,983	38,297	32,714	103,839	1,147	1,340	9,845	3,750	4,045	17,725	390	0	291,239	10.95%
West Cape May	0	0	0	0	0	0	0	0	11,785	0	0	0	432	12,217	0.46%
West Wildwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Wildwood	8,902	9,225	46,439	19,613	51,430	69,796	10,880	4,049	6,075	42,089	1,150	1,806	6,030	277,484	10.43%
Wildwood Crest	0	0	0	0	0	0	0	2,988	1,706	0	1,000	0	0	5,694	0.21%
Woodbine	24,208	0	2,600	630	0	0	0	0	0	0	0	0	30943	58,381	2.19%
Total	155,468	178,614	241,455	592,937	539,854	221,973	179,511	129,509	110,865	106,652	77,360	60,276	66,095	2,660,569	100.00%

Table 6

Proposed Office Space Square Footage 1999-2012															
Municipality	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total	% of Total
Avalon	0	0	0	1,254	645	2,096	0	0	0	0	0	0	0	3,995	0.66%
Cape May	0	0	0	0	750	0	2,675	0	0	0	0	0	0	3,425	0.57%
Cape May Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Dennis Township	0	12,800	2,800	9,100	17,405	16,634	1,400	6,415	4,918	4,000	5,040	1,500	1,000	83,012	13.71%
Lower Township	0	10,448	15,400	0	1,440	2,508	5,879	252	0	960	38,057	0	4,843	79,787	13.18%
Middle Township	15,934	52,519	83,779	42,949	4,254	27,682	5,790	22,196	5,997	2,880	0	10,319	3,740	278,039	45.93%
North Wildwood	0	0	800	0	5,300	8,505	0	0	0	0	0	2,582	0	17,187	2.84%
Ocean City	9,146	19,301	3,430	14,942	4,039	1,933	0	0	0	2,413	0	0	0	55,204	9.12%
Sea Isle City	0	0	9,614	0	8,363	0	0	0	0	0	0	0	0	17,977	2.97%
Stone Harbor	0	0	0	0	238	0	1,511	0	0	0	0	0	0	1,749	0.29%
Upper Township	1,340	0	0	6,344	4,662	2,027	9,488	1,205	3,690	3,400	0	0	0	32,156	5.31%
West Cape May	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
West Wildwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Wildwood	4,000	812	0	0	8,772	6,915	3,318	0	0	0	0	0	0	23,817	3.93%
Wildwood Crest	918	0	0	0	0	0	0	0	0	737	0	0	0	1,655	0.27%
Woodbine	0	6,300	0	0	0	0	1,000	0	0	0	0	0	0	7,300	1.21%
Total	31,338	102,180	115,823	74,589	55,868	68,300	31,061	30,068	14,605	14,390	43,097	14,401	9,583	605,303	100.00%

CAPE MAY COUNTY - TOP EMPLOYERS
Second Quarter 2007 - April, May & June* (average)

Employer	Employees
Woodbine Developmental Center	1,400
County of Cape May	1,186
Cape Regional Medical Center	1,114
Acme Markets (multiple locations)	860
WAWA (multiple locations)	620
City of Ocean City	604
Middle Township Board of Education	542
Lower Township Board of Education	429
Lower Cape May Regional School District	360
Morey's Pier	345
Cold Spring Fish & Supply Company - Lobster House	342
Cape May County Special Services School	333
City of Wildwood	318
Wal*Mart	288
Upper Township Board of Education	274
Delaware River and Bay Authority	271
United States Postal Services (multiple locations)	259
Griswold Special Care	250
Super Fresh - (multiple locations)	233
City of North Wildwood	218
City of Cape May	214
Shores at Wesley Manor	213
Township of Middle	209
Congress Hall	201
Township of Lower	198
City of Sea Isle	193
Shop - Rite	182
Home Depot	160
Lowes	150

* includes seasonal employees

Source: New Jersey Department of Labor

Table 8
Proposed Residential Dwellings in Site Plans 2000-2012

Municipality	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total #	% of Total
Avalon	5	5	8	24	57	7	8	6	0	0	0	0	0	120	1.07%
Cape May	2	63	40	34	24	19	81	48	0	9	42	2	27	391	3.47%
Cape May Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Dennis Township	2	1	0	1	1	0	0	0	0	1	0	0	0	6	0.05%
Lower Township	48	7	161	22	8	367	101	82	100	2	2	35	1	936	8.31%
Middle Township	2	213	31	167	176	237	424	27	7	258	12	4	206	1,764	15.66%
North Wildwood	93	57	331	245	414	356	70	4	5	0	0	2	26	1,603	14.23%
Ocean City	32	28	40	129	169	77	58	4	44	21	3	12	6	623	5.53%
Sea Isle City	0	0	0	0	0	18	0	0	24	25	41	38	14	160	1.42%
Stone Harbor	16	0	0	2	14	4	0	5	43	0	0	0	0	84	0.75%
Upper Township	1	1	1	6	0	100	1	3	0	27	1	0	110	251	2.23%
West Cape May	1	0	0	0	0	13	3	2	12	7	0	0	0	38	0.34%
West Wildwood	0	2	0	0	0	2	0	0	0	0	0	0	0	4	0.04%
Wildwood	28	69	367	840	441	1,074	732	7	37	0	10	3	147	3,755	33.33%
Wildwood Crest	37	0	214	117	607	345	12	0	0	0	0	0	0	1,332	11.82%
Woodbine	198	0	0	0	0	0	0	0	0	0	0	0	0	198	1.76%
														0	
Total	465	446	1,193	1,587	1,911	2,619	1,490	188	272	350	111	96	537	11,265	100.00%

Table 9

Development Review Fees 1996 through 2012

(A total of \$425,382 in development fees have been collected since 1996)

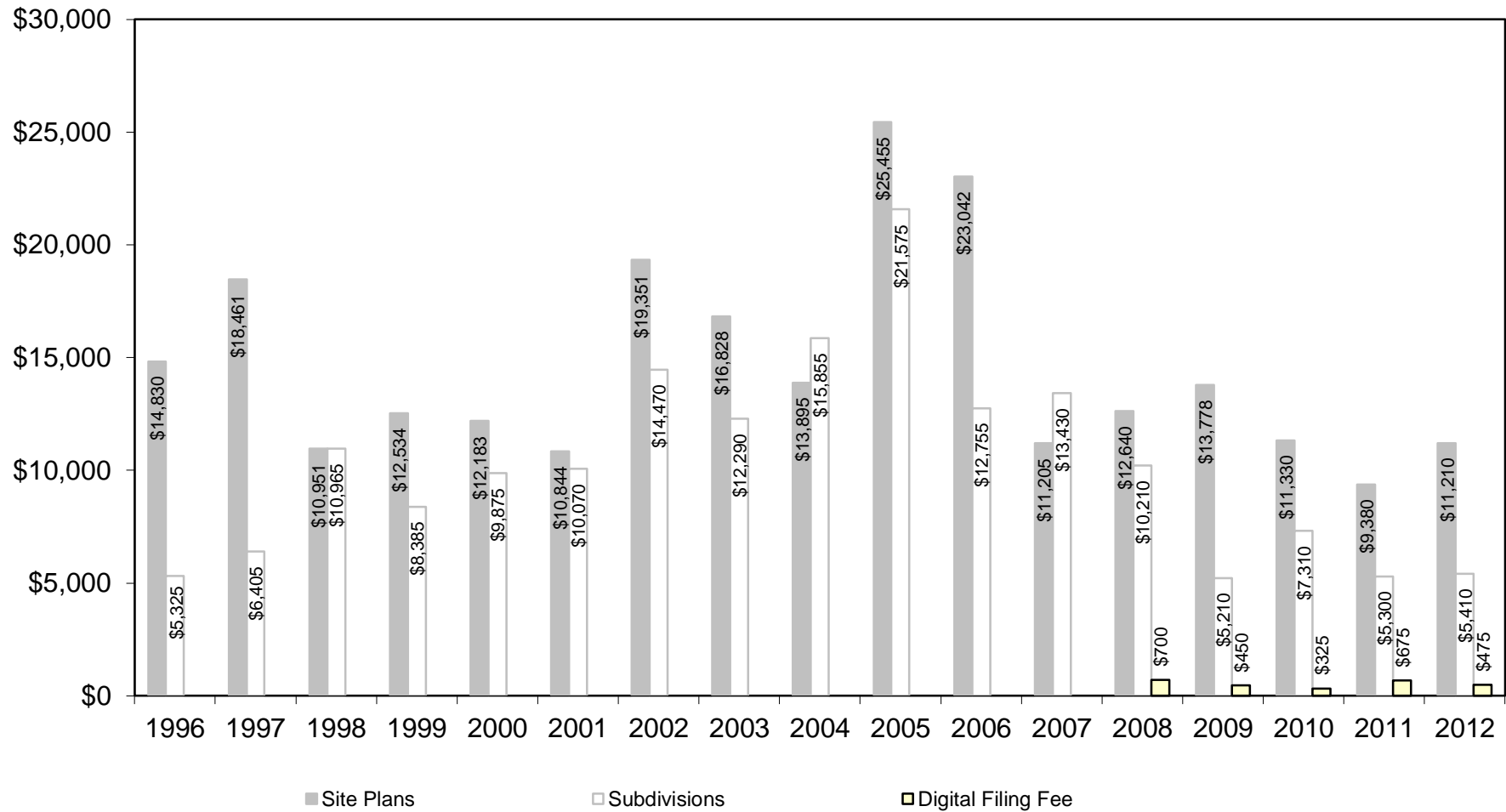


Table 10

Lots *filed* are lots created by subdivisions that have been recorded at the County Clerk's Office.
The average number of new lots filed per year since 1998 is 119.

Residential Lots Filed
1998 - 2012

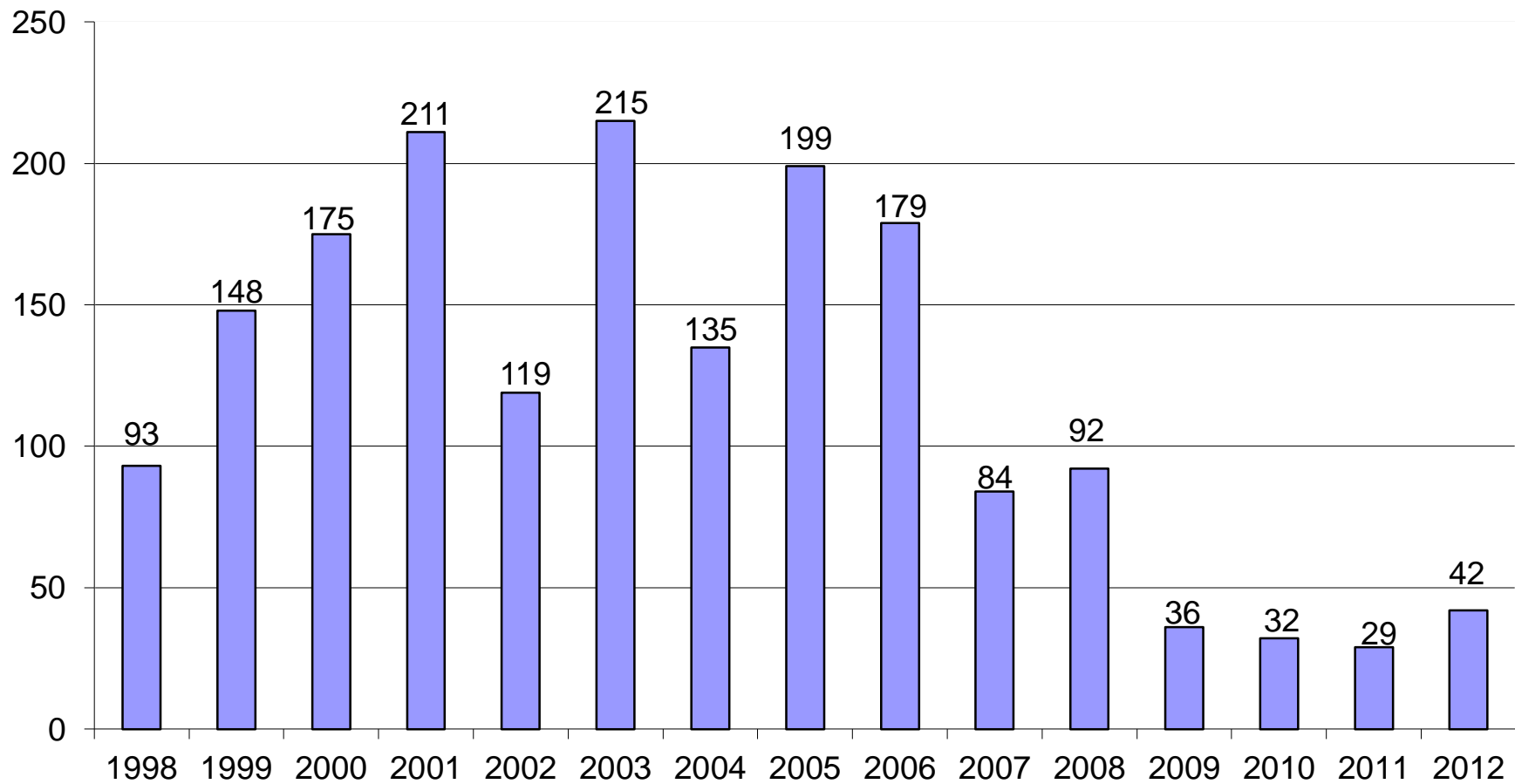


Table 11

Improvement values represent improvements or contributions in lieu of physical improvements made to County Roads or drainage facilities.

Performance Guarantees are required to assure proper installation of the required improvements.

Developers have contributed approximately \$3.3 million dollars to the improvements of County Roads since 1989.

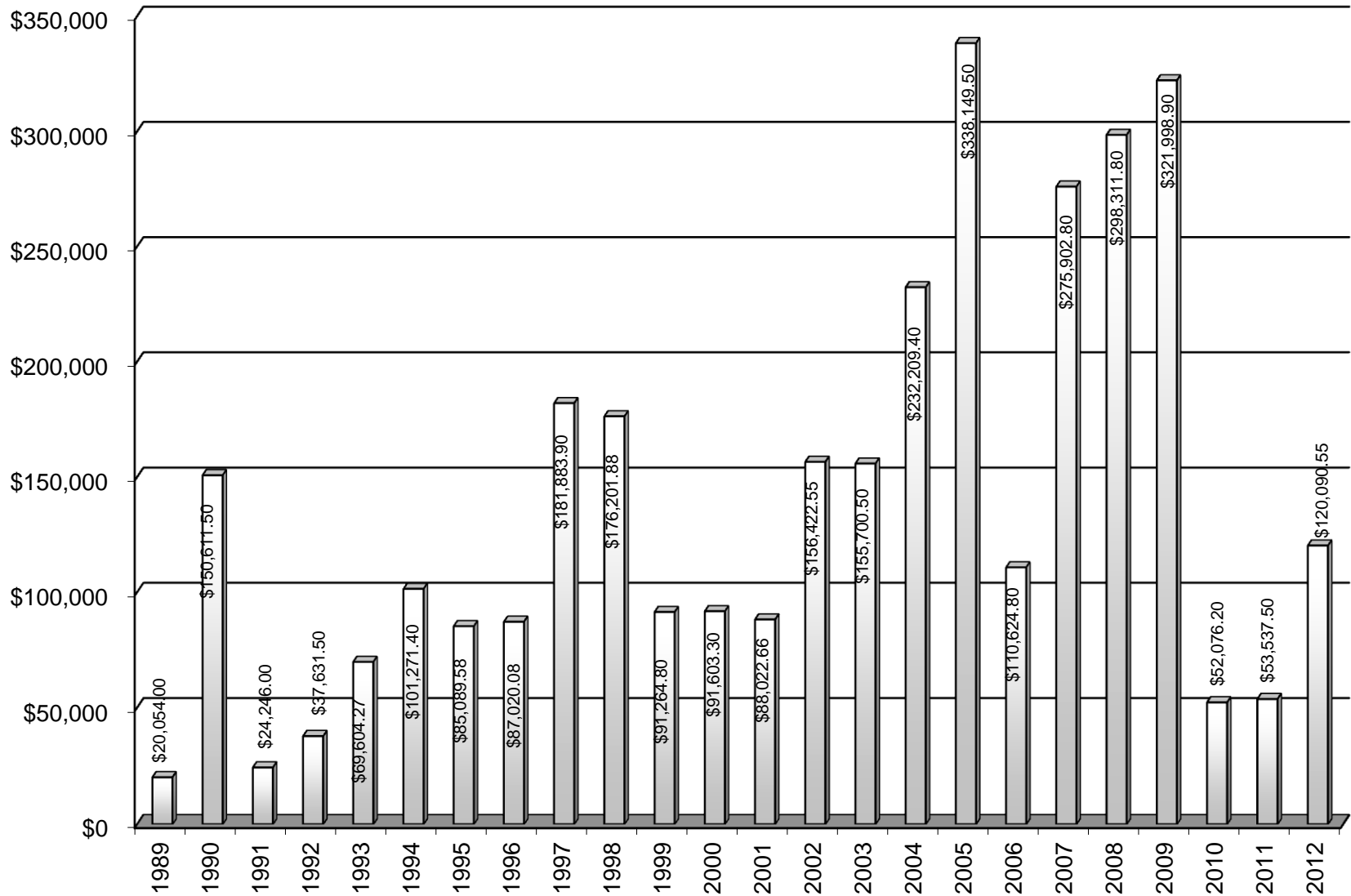


Table 12

Median Price of New Single Family Homes Cape May County

Year	Median Price	% Change over previous year	\$ Change
2012	\$ 500,000	20%	\$ 85,000
2011	\$ 415,000	4%	\$ 16,004
2010	\$ 398,996	-11%	\$ (44,129)
2009	\$ 443,125	-9%	\$ (37,500)
2008	\$ 480,625	-4%	\$ (19,375)
2007	\$ 500,000	3%	\$ 15,000
2006	\$ 485,000	7%	\$ 35,100
2005	\$ 449,900	17%	\$ 74,900
2004	\$ 375,000	15%	\$ 55,000
2003	\$ 319,900		

*As of fourth quarter of 2012

Source: New Jersey Department of Community - New Home Warranty

Between 2011 and 2012 the median price of a new single family home in Cape May County (excluding age restrictive units) was \$500,000. This is a 20.45% increase over the previous year.

Table 13

	Proposed Square Footage							
	(Industrial, Warehouse, Institutional and Other*)							
	2011				2012			
Municipality	Industrial	Warehouse	Institutional	Other*	Industrial	Warehouse	Institutional	Other*
Avalon	-	-	2,228	-	-	-	-	-
Cape May	-	-	-	-	-	-	-	-
Cape May Point	-	-	-	2,265	-	-	-	-
Dennis Township	-	-	-	30,786	8,200	-	10,990	-
Lower Township	560	-	-	-	-	-	-	-
Middle Township	-	-	-	-	-	61,584	8,312	13,942
North Wildwood	-	-	-	-	-	-	-	-
Ocean City	-	-	-	-	-	-	-	46
Sea Isle City	-	-	-	-	-	-	-	-
Stone Harbor	-	-	6,197	-	-	-	-	-
Upper Township	-	-	-	1,862	-	-	-	-
West Cape May	-	-	-	-	-	-	-	-
West Wildwood	-	-	-	-	-	-	-	-
Wildwood	-	-	11,695	2,340	-	-	-	1,800
Wildwood Crest	-	-	-	1,500	-	-	-	-
Woodbine	-	-	1,728	-	-	-	-	-
Totals	560	-	21,848	38,753	8,200	61,584	19,302	15,788